



Document 2013 433

Book 2013 Page 433 Type 03 014 Pages 3

Date 2/11/2013 Time 10:17 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT**  
**Recorder's Cover Sheet**

**Preparer Information:**

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

**Taxpayer Information:**

Lanny L. and Sandra L. Wenck  
2498 Carver Road  
Winterset, IA 50273

✓ **Return Address**

Mark L. Smith  
POB 230  
Winterset, IA 50273

**Grantors:**

N/A

**Grantees:**

N/A

**Legal Description:** See Attached

**Document or instrument number if applicable:**



### NOTICE OF FORFEITURE OF REAL ESTATE CONTRACT

TO: Jacob Eugene Hepner, 715 S. 3rd Street, Winterset, IA 50273

You and each of you are hereby notified:

(1) The written contract dated May 16, 2011, and executed by  
Lanny L. Wenck and Sandra L. Wenck  
as Vendors, and  
Jacob Eugene Hepner

\_\_\_\_\_ as Vendees,  
(insert recording data) recorded the 17th day of May, 2011, in the office of the  
Madison County Recorder, recorded as document reference number  
Book 2011, Page 1253 for the sale of the following described real estate:

The North Half (N 1/2) of the South 118 feet of Lots Five (5) and Six (6) in Block Three (3) of  
Wilsey's Addition to the Town of Winterset, Madison County, Iowa.

has not been complied with in the following particulars:

(a) October, November and December Payments @\$620.78	\$ <u>1,862.34</u>
(b) Taxes due Sept. 2012- (\$600.00 plus penalty & interest)	\$ <u>600.00</u>
(c)	\$ _____
(d)	\$ _____
<b>Total</b>	<b>\$ <u>2,462.34</u></b>

**Plus Pen. & Int. on unpaid taxes**

(2) The contract shall stand forfeited unless the parties in default, within 30 days after the completed service of this notice, shall perform the terms and conditions in default, and in addition pay the reasonable costs of serving this notice.

(3) The amount of attorney fees claimed by the Vendors pursuant to Section 656.7 of the Code of Iowa is \$ 50.00 (not to exceed \$50.00). Payment of the attorney fees is not required to comply with this notice in order to prevent forfeiture.

\_\_\_\_\_  
Lanny L. Wenck

\_\_\_\_\_  
Sandy L. Wenck

Vendors  
(or Successors in Interest)

By \_\_\_\_\_

Mark L. Smith

Their Attorney -

Address: POB 230, Winterset, IA 50273

**RETURN OF SERVICE**

The within Notice of Forfeiture of Real Estate Contract was received on the 7th day of January, 2013, and I certify that I served the same on the person(s) named below by delivering a copy thereof to said person(s) personally at the time and place set opposite his name:

I certify that I served, on January <sup>12</sup>~~10~~, 2013, a Notice of Forfeiture of Real Estate Contract on Jacob Eugene Hepner, personally, at 715 S. 3<sup>rd</sup> Street, Winterset, Madison County, Iowa. by serving him personally at said address on said date.

FEES:  
Service: \$40.00 *Fee by Seller's Atty*

**MEMO AND AFFIDAVIT OF SERVICE**

STATE OF IOWA :  
:SS  
MADISON COUNTY :

The undersigned, first being duly sworn upon oath, deposes and states that he served the attached notice or document on each of the persons named above by delivering a copy of said notice or document to each of said persons at the time and place set out above opposite their respective names:

*Joseph Carney*  
\_\_\_\_\_  
Joseph Carney

Subscribed and sworn to before me by Joseph Carney on this 15 day of January, 2013.

*Carol Kiernan*  
\_\_\_\_\_  
Notary Public in and for the State of Iowa

